

**City of West Linn**  
**PRE-APPLICATION CONFERENCE MEETING**  
**SUMMARY NOTES**  
**May 21, 2015**

SUBJECT: Proposed Water Resource Area (WRA) Permit for the development of a single family home at 3224 Sabo Lane

FILE: PA-15-17

ATTENDEES: Applicant: James Wurscher, Gisela Wurscher, Ann Farley  
Staff: Peter Spir, Associate Planner  
Public: Gail Holmes

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*The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.*

**Site Information**

Site Address: 3224 Sabo Lane  
Site Area: 11,441 square feet  
Neighborhood: Parker Crest  
Comp. Plan: Low density residential  
Zoning: R-7 (7,000 square foot minimum lot size)  
Environmental Overlays: Water Resource Area (WRA) CDC Chapter 32

Proposal: The applicant proposes to build a single family home on this lot of record. Tanner Creek runs along the north edge of the property. There are wetlands associated with the creek plus a riparian corridor. The riparian corridor setback of 100 feet, as measured from the outer edge of the wetland and creek, extends well onto this lot. A Water Resource Area (WRA) permit is required. The WRA chapter includes hardship provisions (CDC section 32.110) that allow property owners of severely constrained properties, such as this, to enjoy reasonable use of their property by allowing them a maximum disturbed area (MDA) of 5,000 square feet of developable area within the WRA. Mitigation for the disturbed area is required per 32.090.

Engineering will not permit the proposal to span the utility easement with the deck and will not permit excavation/grading within the easement for the daylight basement patio.

Additional constraints include floor area ratio and lot coverage (the deck will count in the lot coverage).

## Process

For the WRA permit, address the submittal requirements and responses to the criteria of 32.060, and the hardship provisions of 32.110. N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver.

The fee is \$2,600 plus a \$200 inspection fee. **Please note that fees may change after July 1, 2015, with a new Master Fee Schedule.** The CDC is online at <http://westlinnoregon.gov/cdc>.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided.

Once the submittal is deemed complete, the staff will schedule the Planning Manager's decision date and post notice. There is a 14-day window to appeal the Planning Manager's decision to City Council. If no appeal has been received by the close of the appeal period, the Planning Manager's decision becomes final and the applicant may move forward with the development of their proposal.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

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***Typical land use applications can take 6-10 months from beginning to end.***

**DISCLAIMER:** This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application ***or provide any assurance of potential outcomes.*** Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. ***A new pre-application conference would have to be scheduled one that period lapses and these notes would no longer be valid. Any changes to the CDC standards may require a different design or submittal.***